

MADISON COUNTY BOARD OF SUPERVISORS MEETING

Date: 7:00PM — Wednesday, April 5th, 2023

Location: Admin. Building Auditorium, 414 N. Main Street

MEETING #17 — April 5th

At a Joint Meeting between the Board of Supervisors and the Planning Commission on Wednesday, April 5th at 7:00PM in the Admin. Building Auditorium:

PRESENT: R. Clay Jackson, Chair
Carty Yowell, Vice-Chair
Charlotte Hoffman, Member
Dustin Dawson, Member
James Jewett, Member
Jonathon Weakley, County Administrator
Sean Gregg, County Attorney
Hannon Wright, County Attorney
Kimberly Turner, Executive Administrative Assistant/ Deputy Clerk

ABSENT:

The Board of Supervisors came to order following the adjournment of the Planning Commission's portion of the meeting.

CALL TO ORDER, PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Chairman Jackson called the Board to order.

DETERMINE PRESENCE OF A QUORUM/ADOPTION OF AGENDA

Chairman Jackson advised that a quorum was present.

Supervisor Jewett made a motion to approve the agenda as presented, seconded by Supervisor Dawson. *Aye: Jackson, Yowell, Hoffman, Dawson, Jewett. Nay: (0).*

PUBLIC COMMENT

Chairman Jackson opened the floor for public comment. With there being no public comment being brought forward, the public comment opportunity was closed.

PUBLIC HEARING

- A. Case No. RZ-04-23-4** – Blue Ridge Ag LLC (Mr. Josh Hege) has applied to rezone a roughly 8.9-acre portion of a 13.3-acre parcel from R1 (limited residential) to B1 (general business with conditions). If rezoned, the 8.9- acre B1 portion of the parcel would be utilized for a retail agricultural supply business specializing in small-scale “homestead” agricultural products, with the majority of inventory being sold via online sales. The property would be improved by a single structure not to exceed 15,000 square feet in total floor area. The applicant has submitted a visual/map showing the proposed area to be rezoned. The subject

parcel does not contain a postal address, but is located on N. Seminole Trail, Brightwood, Virginia; and is identified on Madison County's Tax Maps as 32-102.

- *Supervisor Jewett inquired if this did not pass, how many houses could be placed on the property with its current zoning.*

Mr. Webb answered that roughly eight houses could be placed on the property with its current zoning.

- *Supervisor Yowell stated that if the business took off, he doesn't see why they would want to limit the structure.*

Mr. Webb stated that if the business does take off and if Mr. Hege needed a larger building, he could come in and amend it. Mr. Webb stated the size of the structure was decided to keep in mind how much traffic flow the warehouse would bring in. Mr. Webb stated that if it does take off, they would need to add a turning lane to make the entrance adequate for more traffic flow.

- *Supervisor Yowell stated this is a conditional rezoning and inquired about how Mr. Webb filed documents for conditional rezoning verse just rezoning.*

Mr. Webb stated that on the map it will show as a light pink color for that parcel. Mr. Webb stated if someone else buys the property later and wants to put a store up, they would need to come back to them for approval because they have the signed statement.

- *Supervisor Yowell stated if someone wanted to go review the conditions, he wasn't sure how it was labeled.*

Mr. Webb stated they sometimes record it in the land records, and it has only been done one time. Mr. Webb stated it is their responsibility to make sure the forms are kept and recorded so if the occasion did come up, they would have the record.

Supervisor Dawson made a motion to approve case number RZ-04-23-4 as recommended by the Planning Commission, seconded by Supervisor Hoffman.

- *Chairman Jackson stated this business is exactly what Madison needs and is looking for. Chairman Jackson congratulated Mr. Hege for his hard work on his company and thanked him for picking Madison County.*

Aye: Jackson, Yowell, Hoffman, Dawson, Jewett. Nay: (0).

INFORMATION/CORRESPONDENCE

PUBLIC COMMENT

Chairman Jackson opened the floor for public comment. With there being no public comment being brought forward, the public comment opportunity was closed.

CLOSED SESSION

Supervisor Yowell made a motion to convene in closed session pursuant to Virginia Code Sections: 2.2-3711(A)(7) and 2.2-3711(A)(8), seconded by Supervisor Hoffman.

Aye: Jackson, Yowell, Hoffman, Dawson, Jewett. Nay: (0).

Supervisor Yowell made a motion to re-convene in open session, seconded by Supervisor Dawson. ***Aye: Jackson, Yowell, Hoffman, Dawson, Jewett. Nay: (0).***

Supervisor Yowell made a motion to certify by roll-call vote that only matters lawfully exempted from open meeting requirements pursuant to Virginia Code Sections 2.2-3711(A)(7) and 2.2-3711(A)(8) and that were identified in the motion to convene in closed session were heard, discussed, or considered in the closed meeting, seconded by Supervisor Hoffman.

Aye: Jackson, Yowell, Hoffman, Dawson, Jewett. Nay: (0).

ADJOURN

With there being no further business to conduct, Supervisor Hoffman made a motion to adjourn, seconded by Supervisor Dawson. ***Aye: Jackson, Yowell, Hoffman, Dawson, Jewett. Nay: (0).***